

From the desk of
Ciro Poppiti, III

July 5, 2023

Hon. Stu Markham and Members of Council
City of Newark
Planning and Development Department
220 South Main Street
Newark, DE 19711

**Re: Letter of Transmittal
CC Union, LLC
Special Use Permit
165 E. Main Street**

Dear Mayor Markham and Council:

Please accept this letter as a draft of our application for a Special Use Permit on behalf of CC Union, LLC. CC Union, LLC operates the restaurant Kakure Bistro located at 165 E. Main Street. The restaurant is applying for a Special Use Permit as a full service restaurant with the service of alcohol. The sales and service of alcoholic beverages will be complementary to the primary purpose of serving complete meals.

The restaurant is comprised of 51 restaurant seats and seven bar seats. Kakure Bistro's hours of operation are Sunday through Thursday (closed Tuesday) 11:00 am to 9:00 pm and Friday and Saturday 11:00 am to 9:30 pm. Kakure Bistro specializes in Asian fare, especially Korean and Chinese style noodles and meals. Attached you will find a copy of their menu.

The applicant CC Union, LLC is a family run business by Jian Fu Chen and Tingxun Zheng. Mr. Chen and Mr. Zheng operate Chiwa Bistro, a full service restaurant with a liquor license located at the Christiana Mall. Chiwa Bistro is a thriving and well-loved Asian restaurant known for their service and quality of food. Mr. Chen and Mr. Zheng have shown through their success at Chiwa Bistro that they are well equipped to run a successful full service restaurant.

CC Union, LLC also understands that they must be in compliance with the Newark zoning regulations set forth in Section 32-56.4 and have the procedures in

place to do so. The conditional use of the restaurant with alcohol service will not affect adversely the health or safety of person(s) residing or working within the City of Newark boundaries or within one mile of the City of Newark boundaries and within the State of Delaware; will not be detrimental to the public welfare or injurious to property or improvements within the City of Newark boundaries or within one mile of the City of Newark boundaries and within the State of Delaware; and will not be in conflict with the purposes of the comprehensive development plan of the city.

Kakure Bistro believes that they will positively affect the Newark downtown community and will be a great addition to Main Street.

Thank you for your consideration.

Respectfully,



Ciro Poppiti, III

Attorney at Law

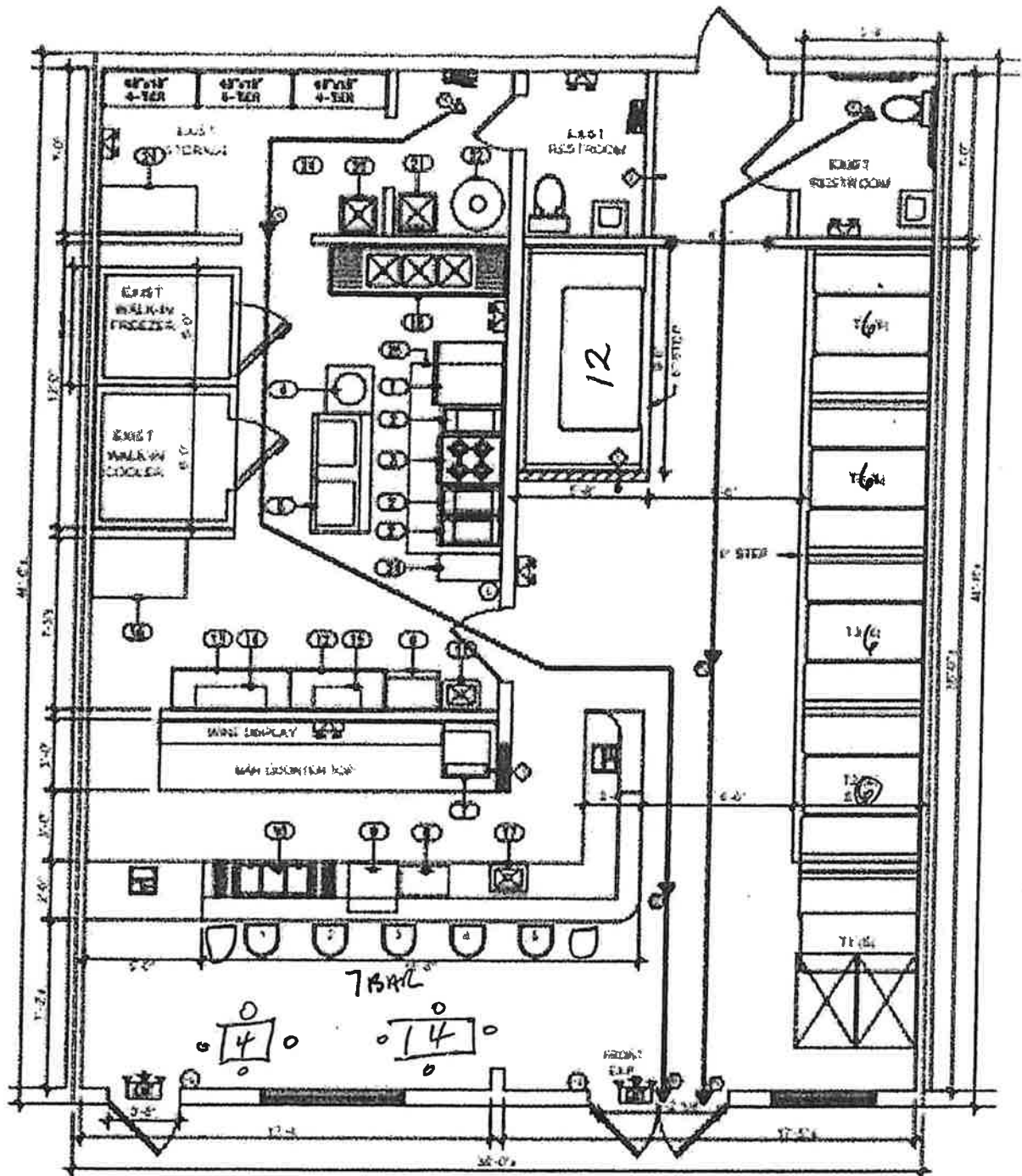
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Wilmington, DE 19805

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CCPoppiti@aol.com

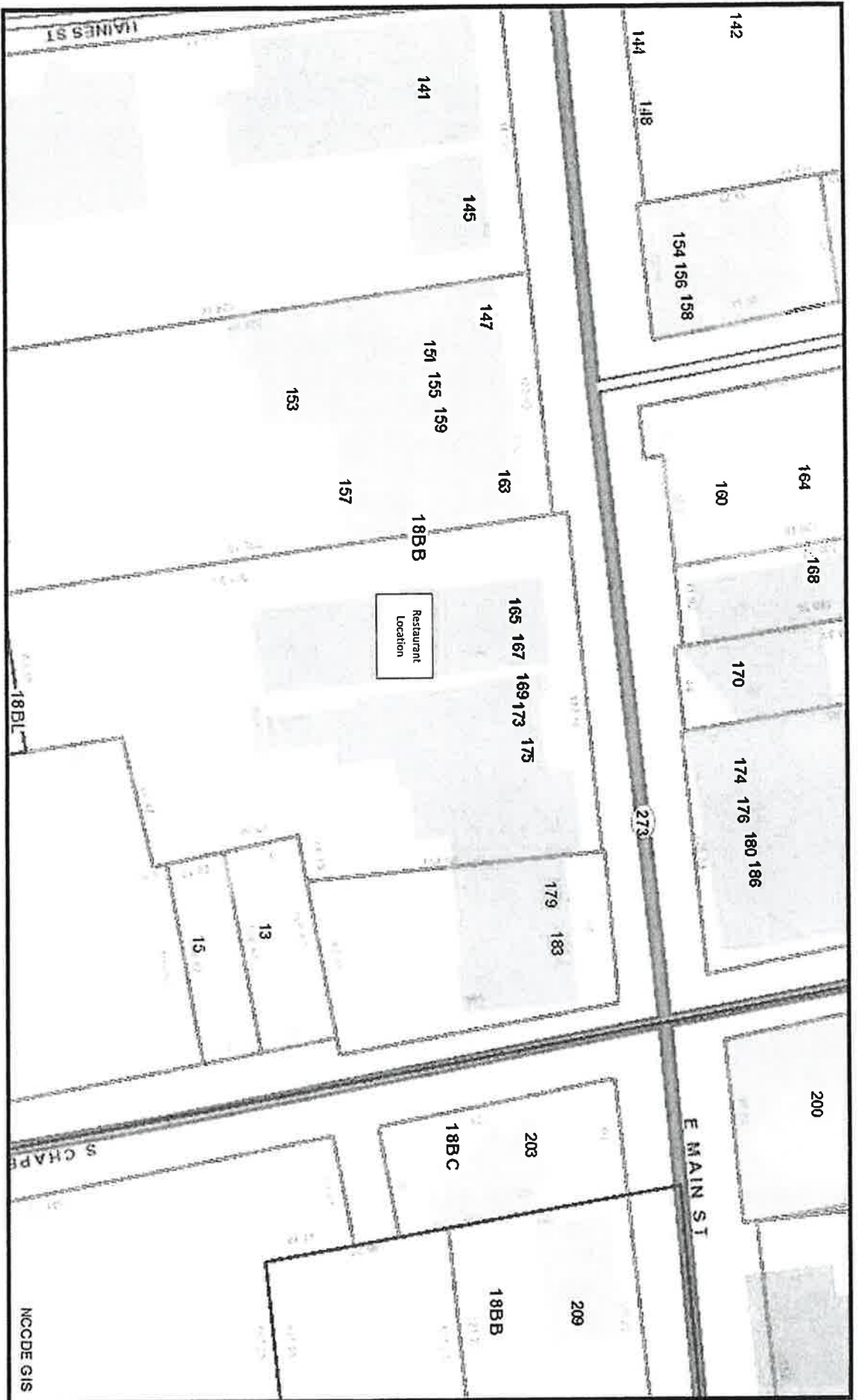
EXHIBIT "B"



FLOOR PLAN

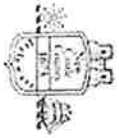
SCALE 1/4" = 1'-0"





KAKANE - 165 E. Main Street - Restaurant with alcohol
BISTRO

Author:



New Castle County Delaware GIS: <https://gis.nccde.org>
 Disclaimer: For informational purposes only - not to be used as official documentation.



Date: 12/20/2022



Appetizer (Asian Style)

Beef Stew

Stewed Beef Brisket with Radish.

Chopped Scallion & Spicy Seasoning on top

Chicken Wings

6pcs Chicken Wings with Sesame & Soy Wings Sauce.

Chicken Skewers

2 pcs Chicken & Scallion Skewers with Grilled Sauce.

Chopped Scallion & Sesame on top.

Popcorn Chicken

8pcs Deep-Fried Chicken Thigh Nuggets with Tartar Sauce.

Edamame

Green Soybean with Sea Salt.

Omelette Roll

Korean Grilled Egg with Sweet BBQ & Mayo Sauce.

Fish Flake & Chopped Seaweed on top.

Octopus Balls

6pcs Octopus Balls with Sweet Octopus Sauce.

Chopped Seaweed on top.

Crispy Shrimps

3pcs Deep-Fried Jumbo Shrimps.

Crispy Soft-Shell Crab

Deep-Fried Soft-Shell Crab.

Spring Rolls

4pcs Deep-Fried Vegetable Spring Rolls.

Pan Fried Dumplings

6pcs Pan Fried Pork & Vegetable Dumplings.

Tofu Steak

2pcs Pan Fried Tofu with Tofu Sauce.

Chopped Scallion & Garlic on top.

Vegetable Cakes

2pcs Deep-Fried Mixed Vegetable Cakes.

Garlic Edamame

Green Soybean with Chopped Garlic & Stir-Fry Sauce.

Sausage

Grilled Sausages.

Potato Salad

Mashed Potatoes, Cucumber & Egg with Mayo Sauce.

Baby Octopus Salad

Seasoned Baby Octopus with Sesame.

Seaweed Salad

Marinated Seaweed with Sesame.

Seaweed Soup

Chopped Scallion, Diced Tofu & Seaweed

with Seaweed Soup.

Wonton Soup

4pcs Pork & Shrimp Wonton & Chopped Scallion

with Wonton Soup.



Kakure Bistro

Desserts

Ice Cream

Cake

Beverage

Soft Drink

Bubble Tea

Smoothie

Hot Tea

Milkis

Buckwheat Noodles(Korean Style)

Cold Noodles

Noodles Plate

Cold Buckwheat Noodles with Seaweed on top.
Chopped Scallion & House Sauce on side.

Noodles Bowl

Cold Buckwheat Noodles, Jumbo Shrimp(4pcs),
Shredded Carrots, Omelette, Cucumber with
Seaweed & Sesame on Top. Chopped Scallion
& House Sauce on side.

Noodles Salad

Cold Buckwheat Noodles, Shredded Carrots, Lettuce,
Omelette & Cucumber with Chopped Tomato & Salad
Sauce on side.

Hot Noodles Soup

Tofu Noodles Soup

Buckwheat Noodles, Seasoned Tofu(2pcs) & Naruto
with Soy Soup Base. Chopped Scallion & Garlic on side.

Crispy Noodles Soup

Buckwheat Noodles, Cucumber, Poached Egg &
Seaweed with Soy Soup Base. Chopped Scallion
& Garlic on side.

Grilled Noodles Soup

Buckwheat Noodles, Cucumber & Poached Egg
with Soy Soup Base. Chopped Scallion & Garlic on side.

Omelette Noodles Soup

Buckwheat Noodles, Omelette(4pcs), Seaweed &
Naruto with Soy Soup Base. Chopped Scallion &
Garlic on side.

Beef Belly Noodles Soup

Buckwheat Noodles, Sliced Braised Beef Belly, Cucumber
& Poached Egg with Soba Soup. Chopped Scallion
& Garlic on side.

Wonton Noodles Soup

6pcs Pork & Shrimp Wonton & Chopped Scallion
with Wonton Soup.

Stir-Fry(Chinese Style)

Stir-Fry Rice

Stir-Fry Noodles, Shredded Cabbage, Carrots,
Onion & Scallion with Stir-Fry Sauce. Chopped
Pickled Radish & Seaweed Soup on Side.

Stir-Fry Noodles

Stir-Fry Rices, Diced Cabbage, Carrots, Fried Egg,
Onion & Scallion with Stir-Fry Sauce. Chopped
Pickled Radish & Seaweed Soup on Side.

Boxed Meal(Asian Style)

Grilled Boxed Meal

Choose Grilled Chicken, Shrimps or Steak
Served with Cabbage, Carrot, Chopped Scallion &
Sesame. Chopped Pickled Radish & Seaweed Soup
on Side.

Crispy Boxed Meal

Choose Crispy Shrimps, Soft-Shell Crab or Vegetable
Cakes.

Served with Shredded Cabbage, Carrots, Chopped
Scallion, Pickled Radish & Sesame. Seasoned
Boiled Egg (1/2), Chopped Scallion & Seaweed
Soup on Side.

Popcorn Chicken Boxed Meal

Served with Deep-Fried Chicken Thigh Nuggets
with Shredded Cabbage, Carrots, Chopped
Scallion, Pickled Radish, Tartar Sauce & Seaweed
Soup on Side.

Chicken Wings Boxed Meal

Served with Deep-Fried Chicken wings (4pcs)
with Shredded Cabbage, Carrots, Chopped
Scallion, Pickled Radish, Tartar Sauce & Seaweed
Soup on Side.

Chicken Scrambled Egg Boxed Meal

Stir

Braised Beef Belly Boxed Meal

Served with Sliced Braised Beef Belly & Shredded
Onion. Poached Egg, Chopped Pickled Radish &
Seaweed Soup on side.

Grilled Eel Boxed Meal

Served with Eel. Sweet BBQ Sauce, Chopped
Scallion & Sesame on top. Chopped Pickled
Radish & Seaweed on side.

Build Your Own Combo

3 Slots or 6 Slots